

MINUTES OF THE REGULAR CITY COUNCIL MEETING  
TUESDAY- -SEPTEMBER 20, 2005- -7:30 P.M.

Mayor Johnson convened the Regular Meeting at 7:45 p.m.

ROLL CALL - Present: Councilmembers Daysog, deHaan, Gilmore, Matarrese, and Mayor Johnson - 5.

Absent: None.

AGENDA CHANGES

None.

PROCLAMATIONS, SPECIAL ORDERS OF THE DAY AND ANNOUNCEMENTS

(05-447) Proclamation declaring October 2005 as United Nations Month.

Mayor Johnson read and presented the proclamation to Herb Behrstock and Mark Weinstein, Board Members for the East Bay Chapter of the United Nations Association, and Michael Yoshi, Minister of the Buena Vista United Methodist Church.

Mr. Behrstock thanked the Council for the proclamation; invited the Council to attend a celebration of the 60<sup>th</sup> Anniversary of the United Nations on October 21, 2005.

Cynthia Winton-Henry provided a handout regarding the October 21 event and urged attendance.

Mr. Yoshi thanked the Council for the proclamation; stated that the October 21<sup>st</sup> event is the beginning of bringing communities together in Alameda for the long term.

Ms. Carol Robe, Alameda Unified School District (AUSD), stated AUSD is happy to be a co-sponsor for the October 21 event.

(05-448) Proclamation declaring September 18-24 as Pollution Prevention Week in Alameda.

Mayor Johnson read and presented the proclamation to Sam McClymont with RyNck Tires.

San McClymont, RyNck Tires, thanked the Council for the proclamation; stated that the Alameda facility would be accepting tires and oil at no cost.

## CONSENT CALENDAR

Mayor Johnson announced that the bills for ratification [paragraph no. 05-450] was removed from the Consent Calendar for discussion.

Vice Mayor Gilmore moved approval of the remainder of the Consent Calendar.

Councilmember deHaan seconded the motion, which carried by unanimous voice vote - 5.

[Items so enacted or adopted are indicated by an asterisk preceding the paragraph number.]

(\*05-449) Minutes of the Special and Regular City Council meetings held on September 6, 2005. Accepted.

(05-450) Ratified bills in the amount of \$3,807,630.92.

Mayor Johnson stated that improvements are being made for buying within Alameda; a lot of office supplies, tires, and auto supplies are purchased outside the City and outside the County; the check register changed to make City versus non-City purchases more apparent; requested staff to examine how other communities program to buy within the community; spending tax money outside of Alameda should not be done unless necessary; the Council could adopt a resolution to formalize buying and hiring in Alameda.

Councilmember Matarrese suggested that a Buyer position be reviewed; stated there are multiple sources for the same type of materials; the check register shows two places for tire purchases, with one in Oakland; a Buyer position may pay for itself by the money saved in buying in bulk and negotiating contracts.

Mayor Johnson stated there are multiple providers for phone service and copy maintenance and repair; some items are bought through a County contract; supporting jobs, creating tax revenue, and supporting Alameda businesses are some of the benefits from buying in Alameda.

The City Manager stated that all processes are being reviewed; staff is working to have Alameda businesses meet the prices of businesses outside Alameda; bulk purchasing would encourage meeting the prices elsewhere.

Mayor Johnson stated the City should be hesitant to have COSTCO memberships; items should be bought in Alameda; questioned whether money is really saved when residents' tax money is spent outside

Alameda; \$6,000 in stationery supplies was spent out of Alameda; requested that the check register include totals for goods purchased both in and out of Alameda and totals for services purchased both in and out of Alameda.

Councilmember deHaan stated that various vendors have secondary buyers; vendors should be encouraged to buy in Alameda.

Councilmember Daysog stated that a \$6,000 purchase would generate \$60 in sales tax; bulk purchases may save more money.

Mayor Johnson stated that jobs and support for Alameda organizations and non-profits are benefits in addition to the sales tax; all factors need to be balanced.

Councilmember Daysog moved ratification of the bills in the amount of \$3,807,630.92.

Councilmember Matarrese seconded the motion, which carried by unanimous voice vote - 5.

(\*05-451) Recommendation to accept the Quarterly Financial Report for the Period Ending June 30, 2005 (Year-end). Accepted.

(\*05-452) Recommendation to adopt Specifications and authorize Call for Bids for three marked police vehicles. Accepted.

(\*05-453) Recommendation to reject the Bids, adopt the modified Specifications, and authorize a second Call for Bids for Cyclic Sewer Repair Project Phase 4, No. P.W. 05-03-11. Accepted.

(\*05-454) Recommendation to amend the Construction Contract with Ghilotti Brothers by increasing the contingency amount by \$120,000 for the Park Street Streetscape and Town Center Project, No. P.W. 10-02-13. Accepted.

(\*05-455) Recommendation to approve a Subdivision Improvement Agreement with FOCIL-BP, LLC. Accepted; and

(\*05-455A) Resolution No. 13894, "Approving Final Map and Accepting Certain Dedications and Offers of Dedication and Easement Vacations for Tract 7512." Adopted.

(\*05-456) Resolution No. 13895, "Approving Parcel Map and Accepting Dedication of Easements for Parcel Map No. 8725 (Bridgeside Shopping Center)." Adopted.

(\*05-457) Resolution No. 13896, "Amending the Management and Confidential Employees Association Salary Schedule by Establishing the Salary Range for the Position of Sales and Services Supervisor and Amending the Salary Range for the Position of Information Systems Network Analyst." Adopted.

#### REGULAR AGENDA ITEMS

(05-458) Resolution No. 13897, "Commending William C. Norton for His Services as Acting City Manager." Adopted.

Mr. Norton thanked the Council and staff for an enjoyable experience; stated that the Council and staff worked through some difficult issues; commended staff for cooperatively working together.

Mayor Johnson stated that Mr. Norton's skill, leadership, and experience enabled handling a tough situation; read the resolution.

Vice Mayor Gilmore stated that working with Mr. Norton has been a privilege; she appreciates Mr. Norton's willingness to give of his time and self, and for listening to the Council and community; stated Mr. Norton did a terrific job in reaching out to the community in some very difficult times.

Councilmember deHaan stated that he has enjoyed Mr. Norton's leadership; noted that Mr. Norton leads by example; stated accomplishments were enjoyed; curveballs were tackled; Mr. Norton recognized staff's skills; the ship was put back on course after a difficult time; he has never seen such incredible leadership.

Councilmember Matarrese thanked Mr. Norton; stated he appreciates Mr. Norton's skills, professionalism, and enthusiasm; everything was handled with a unique and successful approach.

Councilmember Daysog thanked Mr. Norton for his enthusiasm and leadership; stated that the City Manager's work is set because of Mr. Norton's work.

Mayor Johnson noted that former Councilmember Kerr was instrumental in bringing Mr. Norton back into service.

Former Councilmember Kerr stated that the Council handed Mr. Norton a disastrous budget; the community thanks him for getting the job done.

Councilmember Matarrese moved adoption of the resolution.

Councilmember deHaan seconded the motion, which carried by unanimous voice vote - 5.

Mayor Johnson presented Mr. Norton with the resolution, a pewter plate, and an Alameda Point print.

(05-459) Resolution No. 13898, "Reappointing Karen Lee as a Member of the Public Art Commission." Adopted;

(05-459A) Resolution No. 13899, "Reappointing K. C. Rosenberg as a Member of the Public Art Commission." Adopted; and

(05-459B) Resolution No. 13900, "Appointing Terri Bertero Ogden as a Member of the Recreation and Park Commission." Adopted.

Councilmember Matarrese moved approval of the resolutions.

Vice Mayor Gilmore seconded the motion, which carried by unanimous voice vote - 5.

The City Clerk administered the Oath and presented certificates of appointment to Ms. Lee, Ms. Rosenberg, and Ms. Ogden.

(05-460) Ordinance No. 2945, "Amending the Alameda Municipal Code Chapter XIII (Building and Housing) by Repealing Article I, Section 13-4 (Alameda Electrical Code) in Its Entirety and Adding a New Article I, Section 13-4 (Alameda Electrical Code) to Adopt the 2004 California Electrical Code and Approve Certain Amendments Thereto." Finally passed.

The Acting Planning and Building Director gave a brief presentation.

Councilmember deHaan moved final passage of the ordinance.

Vice Mayor Gilmore seconded the motion, which carried by unanimous voice vote - 5.

(05-461) Recommendation to authorize the submission of an application with the California Film Commission to enable City participation in the Film Liaisons in California, Statewide (FLICS) Program; and

(05-461A) Resolution No. 13901, "Establishing the Alameda Film Commission and Granting It the Formal Designation to Serve as Its Film Liaison In California, Statewide (FLICS) with the California Film Commission." Adopted.

The Development Services Director gave a brief presentation.

Mayor Johnson stated that establishing a Film Commission is a great idea; a number of movies have been filmed in Alameda; inquired about commission memberships in other communities.

The Development Services Director responded the memberships have a strong industry representation.

Mayor Johnson inquired whether half of the membership should be from the industry and whether three marketing memberships should be included.

The Development Services Director responded other communities' experiences and selection process would be reviewed and provided to the Council.

Mayor Johnson stated that the Alameda Civic Light Opera has an apprenticeship program; connecting the apprenticeship program with filmmakers would be good.

Councilmember Matarrese requested an analysis of other Film Commission success rates to determine what membership works best.

Councilmember deHaan stated the City has some very unique assets; Alameda Point is a great marketing tool; a Film Commission would be helpful; consistency in the community is important; neighborhoods have had short notification; consistency would come from Commission and Planning Department guidance; positive steps are being taken.

The Development Services Director stated that sometimes the City receives very little notice.

Councilmember deHaan stated that movie making would spill over into the City; the City is a friendly community.

The Development Services Director stated that the community has fun with filming activity; opportunities are available to engage the community.

Mayor Johnson stated that the closure of the High Street Bridge for filming was handled well; there was little traffic; people were cooperative; no complaints were received since the filming; filming can be accommodated, if handled properly.

Kappi Hommert, Alameda, submitted handout; stated that she helped to start the Oakland Film Commission; Alameda has not been able to take advantage of the benefits associated with having a Film

Commission; she is delighted that something is being done; she supports the recommendation; a Film Commission would be very effective.

Irma Garcia-Sinclair, Alameda, stated that she would like to be part of the Film Commission; noted a small city does not really need a Film Commission; the City Council should be aware of what is happening within the community.

Mayor Johnson stated a Film Commission should hopefully pay for itself and create other benefits for the community.

Ms. Garcia-Sinclair inquired whether \$9,000 was for website development.

Mayor Johnson responded \$9,000 was for initial marketing materials and the website.

Ms. Garcia-Sinclair encouraged hiring local residents for background acting.

Liam Gray, Alameda, stated that he supports a Film Commission; the Film Commission could dovetail on San Francisco's efforts to be a digital Hollywood; the bridges, beach, and quaint streets are perfect locations for productions.

Mayor Johnson directed the City Clerk to send applications to the speakers.

Councilmember deHaan moved to approve the staff recommendation and adoption of the resolution.

Vice Mayor Gilmore seconded the motion, which carried by unanimous voice vote - 5.

(05-462) Transmittal of Task Force report concerning strategies to prevent mass termination of tenancies from large apartment complexes and to create additional affordable housing opportunities.

Former Acting City Manager Bill Norton provided an overview of the Task Force Report.

Mayor Johnson stated changing codes would encourage more condominium conversion; subsidies for affordable units need to be paid; inquired whether the units could be retained as rental units.

Mr. Norton responded that currently the condominium conversion

ordinance allows the Planning Board to make decisions on what is required; there are costs to improve properties; large complex units are selling for \$150,000 to \$200,000 per unit; condominiums are going for double the amount or more; property owners have some room to make improvements, provide for inclusionary housing, and still make a profit; the report states that discretion would be at either the Planning Board or Council level when economically feasible.

Councilmember Daysog inquired whether the Council was being requested to adopt concepts such as changing rules to allow for condominium conversion or whether more analysis would be provided; stated reviewing the analysis first might be better.

Mr. Norton responded that each property would be different; some buildings are pre-1900, and the conversion and inclusionary housing would be prohibitive; buildings constructed later meet a lot of the current codes but still would command a significant value if converted to condominiums; generalizing each piece of property is difficult; the Council could direct staff to provide additional review of the concept; more time would be needed to get more detail on condominium conversion upgrades and what the condominiums would command if sold; minimum lot size, setback requirements, parking, and some code compliance issues would be somewhat compromised; staff would be relied upon to decide whether a specific case made sense.

Councilmember Daysog stated that he would like a deeper level of analysis; profile case studies should be done before approval of the condominium conversion.

Vice Mayor Gilmore stated that the Council gave the Task Force two specific charges: 1) review how to prevent mass evictions, and 2) review more affordable housing opportunities; the original timeframe was to return with an answer to the Council in 90 days; the Task Force did not return in 90 days because both charges were very large; a very broad brush set of recommendations is presented; the intent is to receive some Council feedback indicating whether there is an interest in pursuing condominium conversions; staff would provide an analysis and bring the information back to the Council, if there is an interest.

Councilmember deHaan stated there is a real concern with health and safety compliance and code enforcement; there are some concerns with landlords who are not properly managing property; inquired whether there are other [code] issues on the horizon.

Mr. Norton responded that there is concern that the same situation



could happen at the same property in 5 or 10 years with the new property owner; there are buildings in Alameda that are beautifully maintained and others are not; the Task Force felt there should be a more proactive approach when two or three complaints are received; the Code currently allows people to complain to the City; the City determines whether the property is in compliance; the Code does not allow the City to go onto private property and force an inspection unless there is probable cause.

Councilmember deHaan inquired whether there was any evidence that a Harbor Island Apartment type situation exists.

Mr. Norton responded that he was not aware of any large complex problems; stated the Acting Planning and Building Director would know better.

Councilmember deHaan stated that there was criticism that the City was the last to know about the Harbor Island Apartment situation; the City needs to be the first to know about problems so that action can be taken.

The Acting Planning and Building Director stated that there are no major complexes that have anywhere near the number of complaints as the Harbor Island Apartments.

Councilmember deHaan stated that ensuring the situation does not reoccur is important; mechanisms addressed tonight would provide reassurance.

Mayor Johnson opened the public portion of the Hearing.

Speakers: Steve Edrington, Rental Housing Association of Northern Alameda (submitted handout); \*Lorraine Lilley, Housing Task Force (submitted handout); Barbara Kerr, Northside Association (submitted handout); Gretchen Lipow, Alameda; Thomas Cook, Bonanza Apartments, LLC; \*Lynette Lee, Renewed Hope; \*Joel Rubenzahl; \*Delores Wells Guyton, Buena Vista Community Association; \*Eve Bach, Arc Ecology (submitted handout); Bill Smith, Alameda; Carol Martino, Realty World Martino Associates; \*Modessa Henderson, Harbor Island Tenant Association; Don Grappo, Alameda; \*Tom Matthews, Renewed Hope; Bruce Carnes, Alameda; Michael John Torrey, Alameda; Michael Yoshi, Housing Task Force (submitted handout). [Spoke in favor of the Minority Report.]

There being no further speakers, Mayor Johnson closed the public portion of the Hearing.

Mr. Norton stated that Mr. Yoshi provided him with a copy of a

Minority Report tonight and has requested to speak; some Task Force members wanted to present recommendations that are not part of the report; there are three recommendations that could be summarized by Mr. Yoshi.

Mr. Yoshi presented the Minority Report.

Councilmember Matarrese stated that the dust should not gather on the work of the Task Force; he appreciates everyone's work; a meeting with Kennedy Wilson is a good idea to ascertain intentions and to work towards a goal of restoring the fabric of the community; the Harbor Island Apartments are unique because of the size; the thrust of preventing mass eviction has the most impact on said complex; the advantages or disadvantages of controlling the management by placing the property in a redevelopment area should be reviewed; he supports going after code enforcement, fair housing laws, and tenant-landlord laws; federal laws on fair housing and anti-discrimination need to be enforced; the City needs to send a message that there will be maximum enforcement of the laws; he is disappointed with Legal Aid and Sentinel Fair Housing for not stepping up to help the City advocate for the tenants; Legal Aid sent lawyers to a City Council meeting advising there was no money to help people file claims against the Fifteen Group; he would like more time to review the Minority Report; the affordable housing goal and the relationship of condominium presence or absence is peripheral and at odds with the notion of preventing further mass evictions; reviewing an alternate condominium conversion ordinance is not appropriate at this time; reviewing the possibility of affordable housing for home ownership is in the back drop of reviewing what eventually will be at Alameda Point; he would not want to play into any intention that Kennedy Wilson might have to convert the units into condominiums; the City and Task Force should examine the matter; a combination of affordable ownership housing and rental housing within the complex might be possible; the matter would require a very detailed and specific discussion.

Mayor Johnson stated condominium conversion should be reviewed; the impacts are unknown; reviewing the matter allows further evaluation; condominium conversion is a way to achieve affordable housing, which is a shortage in Alameda; many people prefer to buy a house and others prefer renting; both should be accommodated; a limit can be placed to ensure too many units are not removed from the rental stock; the Task Force Report is for discussion and information; inquired whether the committee voted on the Task Force Report.

Vice Mayor Gilmore responded the recommendations in the report were arrived at through consensus.

Mr. Norton stated ideas were presented at each meeting; the ideas were incorporated in the report if the majority of the Task Force agreed; the Task Force had to weigh the value of more changes versus providing a report to the Council within a certain period of time; the Minority Report ideas were not presented to the Task Force and could not be incorporated in the report.

Mr. Yoshi stated that there was discussion on whether there would be a Minority Report because there was not a consensus.

Councilmember deHaan stated that one of the missions of the Task Force was to develop potential strategies that may be considered in the areas of code compliance, legislation, education, and new initiatives to provide affordable housing; the Task Force covered the issues well; background information is important, particularly in talks with Kennedy Wilson; the Task Force provided what was requested.

Councilmember Daysog thanked Vice Mayor Gilmore for representing the Council on the Task Force as well as the Task Force Committee members; stated the bullet points regarding the health and safety compliance and code enforcement are good; he questions whether bullet point #1 [Increased Code Compliance and Enforcement activities] was meant to be open-ended or was meant to be targeted towards instances as they arise on a case-by-case basis; requested clarification; stated having rules in place and enforced at either the State or local level is important; someone needs to be held accountable for the rules; questioned what needs to be done to make the Council more accountable to ensure that a Harbor Island Apartment situation does not occur again; stated housing issues in Alameda are broken off into different areas such as the Rent Review Advisory Committee, Housing Authority, Alameda Development Corporation, and Code Compliance; bringing the areas together under one roof to ensure that issues raised by one area are not overlooked by others should be reviewed; the Council should be more involved; improving the system of accountability is necessary.

Mayor Johnson stated that having the Council better informed has been the emphasis in all areas; the Council needs to be involved in establishing any Task Force in the future; any Task Force formed should report back to the Council; all information needs to come together at a central location.

Vice Mayor Gilmore stated that she concurs with Councilmember Matarrese's total disappointment in Legal Aid and Sentinel Fair Housing; nothing was done to help the tenants; moral outrage does not get the attention of a morally bankrupt property owner; the

City tried to get the former property owner's attention by filing a lawsuit; some of the tenants could have filed lawsuits if Legal Aid stepped up earlier to help the tenants and provide support.

Councilmember Matarrese inquired whether the Task Force was discharged; recommended that a meeting be scheduled with Kennedy Wilson to provide background information, advise what the Council wants, and to determine what Kennedy Wilson wants; requested that staff outline a plan for how to put all the pieces together with multiple City department involvement; directed the City Manager to put together a plan on how to enforce the Code, as well as State and federal laws; stated a conscious direction should be given to all players to provide a warning light before a melt down; he would like to review the Minority Report before making any condominium conversion comments.

Mayor Johnson inquired how tenants know where to complain about property conditions.

The Acting Planning and Building Director responded there are complaint forms on the website; departments refer complaints to Code Enforcement; outreach is not currently available.

The City Manager stated that people coming to the counter are referred to the Planning and Building Department; changes will be incorporated on the forms to ensure that people are not discouraged to report a complaint.

Mayor Johnson stated that the Council needs to review prioritization of code compliance cases to ensure that resources are correctly targeted; conditions at the Harbor Island Apartments were raised by the Council for the past three years.

Vice Mayor Gilmore stated that Kennedy Wilson is somewhat aware of the Harbor Island Apartment history; the City and either the Task Force or the Harbor Island Tenant Association members should meet with Kennedy Wilson sooner rather than later; Kennedy Wilson would be more conscious in the beginning to put their best foot forward and would be more amiable to meet with members of the community; scheduling a meeting with Kennedy Wilson should be a priority.

Councilmember Matarrese concurred with Vice Mayor Gilmore; stated Kennedy Wilson should be advised about the City's expectations.

Councilmember deHaan stated that quite a few recommendations have been made; many of the recommendations should be adopted; recommendations are not major policy decisions; he is concerned that accepting some of the recommendations would be considered a

cure all; safeguards should be put in place to ensure that apologies to the community will not be necessary because the boat was missed; recommendations are a small example of the direction that has been taken to ensure that matters will be addressed in a proactive manner.

Councilmember Daysog stated improving the system for Council accountability should be reviewed; Councilmembers can learn a lot from the Hurricane Katrina disaster; various levels of government were involved, but the accountability rested with the President for what went wrong; Kennedy Wilson's purchase of the property represents a substantial investment in a part of the City that is being redeveloped; Kennedy Wilson communications seem to be open and receptive; he cautions moving the project sideways; the condominium conversion ordinance is not ready to be modified, but should be reviewed.

Mayor Johnson stated the direction recommendation could be to request a study of the condominium conversion ordinance to examine different methods.

The City Manager summarized Council's directions: 1) set up a meeting with Kennedy Wilson and Task Force representatives to discuss the City's expectations, and how to avoid a similar situation, 2) outline internal operations to ensure that the pieces are put together to inform each other that all enforcement issues are being communicated across department lines, and 3) study the potential impacts of a condominium conversion ordinance.

Councilmember Matarrese stated that he would like to include revising fine violations for boarded up buildings to a per-unit basis with prosecution to the fullest extent.

#### ORAL COMMUNICATIONS, NON-AGENDA

(05-463) Richard Neveln, Alameda, discussed establishing a tourist bureau; inquired when bus shelters would be installed on Park Street.

Mayor Johnson responded that the bus shelters should be installed by the end of next month.

(05-464) Don Grappo, IOOF, discussed sidewalk damage and tree trimming issues at the corner of Park Street and Santa Clara Avenue; stated that street repaving has caused an obstruction in roof drainage; noted that the cell sites need to be raised.

(05-465) Bill Smith, Alameda, discussed Alameda Point.

(05-466) Gretchen Lipow, Alameda, submitted a handout regarding the November ballot from The Alliance for a Better California.

(05-467) Delores Wells Guyton, Buena Vista Community Association, stated that a tenant at the Santa Clara Avenue fire informed the manager that her fire alarm did not work a year ago; annual inspections for rental properties are important.

Mayor Johnson inquired whether the Fire Department does annual inspections, to which the Assistant City Manager responded in the affirmative.

#### COUNCIL COMMUNICATIONS

(05-468) Consideration of Mayor's nominations for appointment to the Civil Service Board, Economic Development Commission, Historical Advisory Board, Housing and Building Code Hearing and Appeals Board, and Recreation and Park Commission. **Not addressed.**

(05-469) Councilmember deHaan stated that there was excellent action at the Santa Clara Avenue fire; the Red Cross moved the families into a local church and was working with the last family to determine where the family would spend the night; the landlord and manager of the unit had a listing of all the tenants; tenant relocation was being considered to other units owned by the manager; the situation gave a strong feeling of being able to react when necessary.

(05-470) Councilmember deHaan requested a traffic control update on Santa Clara Avenue and Sherman Street.

(05-471) Vice Mayor Gilmore stated that she received a phone call regarding the morning traffic situation at Island Drive and Doolittle Drive and the length of time to get off Bay Farm Island traveling both ways; the citizen noted that he had formally contacted the Public Works Department about the problem a year ago; requested staff to follow up on the matter.

Mayor Johnson stated that the traffic situation has worsened recently; inquired whether there has been a change in the timing of the signals; noted the traffic backs up on Island Drive; the southbound traffic on Doolittle Drive is not as bad.

Councilmember deHaan stated the morning traffic going out to Harbor Bay is also bad.

(05-472) Mayor Johnson requested further information on the

proposed athletic facilities at Bayport prior to finalizing the agreement with the school district.

The City Manager stated that the matter would be brought back to the Council.

Mayor Johnson stated the information should be provided in conjunction with all field allocations and should address how the process works, facility location, and the greatest needs.

(05-473) Mayor Johnson stated that the City of Modesto's cable channel provides a lot of information such as employment opportunities, City programs, and history; suggested that the information scrolling on the City's cable channel be expanded to provide more information to the public.

(05-474) Mayor Johnson stated that she would like staff to review Oakland and San Leandro's Emergency Operation Plan; requested that staff review the City's Emergency Operation Plan prior to the workshop to see whether the Plan needs improvement.

The City Manager stated that staff is in the process of updating the Plan; there have been some organizational changes; staff will review other cities' plans.

#### ADJOURNMENT

There being no further business, Mayor Johnson adjourned the Regular Meeting at 11:36 p.m.

Respectfully submitted,

Lara Weisiger  
City Clerk

The agenda for this meeting was posted in accordance with the Brown Act.

MINUTES OF THE SPECIAL CITY COUNCIL MEETING  
TUESDAY- -SEPTEMBER 20, 2005- -6:20 P.M.

Mayor Johnson convened the Special Meeting at 6:25 p.m.

ROLL CALL - Present: Councilmembers Daysog, deHaan, Gilmore,  
Matarrese, and Mayor Johnson - 5.

Absent: None.

The Special Meeting was adjourned to Closed Session to consider:

(05-445) Conference with Labor Negotiators - Agency Negotiator:  
Craig Jory; Employee Organizations: International Brotherhood of  
Electrical Workers and Management and Confidential Employees  
Association.

(05-446) Conference with Legal Counsel - Anticipated Litigation;  
Significant exposure to litigation pursuant to subdivision (b) of  
Section 54956.9; Number of cases: One.

Following the Closed Session, the Special Meeting was reconvened  
and Mayor Johnson announced that regarding Conference with Labor  
Negotiators, the Council discussed International Brotherhood of  
Electrical Workers and gave directions to the agency negotiator;  
regarding Conference with Legal Counsel, the Council gave direction  
to the City Attorney.

Adjournment

There being no further business, Mayor Johnson adjourned the  
Special Meeting at 7:30 p.m.

Respectfully submitted,

Lara Weisiger  
City Clerk

The agenda for this meeting was posted in accordance with the Brown  
Act.



MINUTES OF THE SPECIAL COMMUNITY IMPROVEMENT COMMISSION MEETING  
TUESDAY - - - SEPTEMBER 20, 2005 - - - 7:27 P.M.

Chair Johnson convened the Special Meeting at 7:44 p.m.

Roll Call - Present: Commissioners Daysog, deHaan, Gilmore,  
Matarrese, and Chair Johnson - 5.

Absent: None.

CONSENT CALENDAR

Commissioner Matarrese moved approval of the Consent Calendar.

Commissioner Gilmore seconded the motion, which carried by  
unanimous voice vote - 5.

[Items so enacted or adopted are indicated by an asterisk preceding  
the paragraph number.]

(\*05-044) Minutes of the Special Community Improvement Commission  
meetings of August 16, 2005. Approved.

(\*05-045) Recommendation to approve a Contract with LPA, Inc. in an  
amount not to exceed \$148,500 to provide design development,  
construction documents, coordination with the Department of the  
State Architect, bid negotiations and construction administration  
services for development of the Alameda Recreation and Parks  
Department 4-acre community park at Bayport. Accepted.

AGENDA ITEMS

None.

ADJOURNMENT

There being no further business, Chair Johnson adjourned the  
Special Meeting at 7:45 p.m.

Respectfully submitted,

Lara Weisiger  
Secretary, Community Improvement  
Commission

The agenda for this meeting was posted in accordance with the Brown  
Act.